



13 September 2006

Mr. Robert Boggs
Department of Toxic Substances Control
700 Heinz Avenue, Suite 200
Berkeley, CA 94710-2737

**Subject: Request for Concurrence on Suitability for Lease
Building 933, Presidio of San Francisco**

Dear Mr. Boggs:

The Presidio Trust (Trust) is submitting this formal request to the Department of Toxic Substances Control (DTSC) to provide concurrence on suitability for lease of Building 933, Presidio of San Francisco, California. As detailed in this letter, the Trust is intending to move forward with plans to lease Building 933. This letter provides a background on the environmental conditions at Building 933 and the surrounding area; describes the proposed reuse and potential tenants for Building 933; proposes mitigation measures that the Trust will implement to facilitate tenant leasing, building construction/rehabilitation, and tenant move-in to Building 933; provides measures to ensure the long-term health and safety of the public; and requests a formal concurrence from DTSC for the Trust to proceed with a lease to a tenant for recreation-compatible uses at Building 933.

Background

Building 933 is within the Building 923/937 Area of Crissy Field Operable Unit 4. Records indicate that Building 933 was originally constructed by the U.S. Army in 1921 for aircraft maintenance and to serve as a boiler house and dope shop. Dope was a type of lacquer, lubricant, or varnish formerly used to protect, waterproof, and tauten surfaces of airplane wings. Prior to base closure, the building was used for storage of tires, acetylene and nitrogen tanks, hardware, sandblasting sand, and a variety of new and used machinery parts (Dames & Moore, 1997). The 13,362 square-foot, steel-frame structure is part of a series of seven buildings that form the "Hangar Complex" at the western end of Crissy Field along Mason Street in Area B of the Presidio.

Beginning in the early 1990s, the U.S. Army conducted a Remedial Investigation (RI) of buildings within the Building 923/937 Area to assess the presence and distribution of chemicals in soil and groundwater (Dames & Moore, 1997). In 1998, the U.S. Army completed the *Final Remedial Action Plan, Crissy Field Area* (Army, 1998) (RAP) which included development of soil cleanup levels and proposed remedial actions within the Crissy Field area. Chemicals identified for cleanup in the RAP for soil at the Building 923/937 Area included volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), and metals. The Army remediated soil in four areas of the site: (1) northwest corner of Building 937 (auto grease racks); (2) alley between Buildings 933/935 and Building 937; (3) a strip along the western side of (behind)

Buildings 924 through 933; and (4) courtyard area of Buildings 933, 934, and 935. Following remediation, the Army collected verification soil samples for methylene chloride, PCBs, and metals (cadmium, copper, lead, mercury, and zinc) from all excavations, as well as VOCs, TPH compounds, semi-volatile organic compounds (SVOCs), chromium, and nickel from the excavation northwest of Building 937. The verification soil sampling indicated that chemical concentrations in samples were less than the Crissy Field RAP cleanup levels, except for zinc at one location (923EX087[0.5]4) underneath Building 924 (IT, 1998).

In July 2004, the Trust completed the *Crissy Field Operable Unit 4 Implementation Report* (EKI, 2004) to document the completion of remediation requirements at sites included in the Crissy Field RAP. In the Implementation Report, the Trust requested the DTSC and Regional Water Quality Control Board, San Francisco Bay Region (Water Board) to provide closure certification for all sites within the Crissy Field Area that are under the respective agency's jurisdiction, except for ongoing groundwater monitoring at the Building 923/937 and Building 979 Areas. In the Implementation Report, residual chemical concentrations following Army remediation were compared with the current cleanup levels for residential (unrestricted) site use developed by the Trust (EKI, 2002). For the Building 923/937 Area (excluding soil around Building 937), the concentrations of cadmium and lead in residual soil were greater than residential cleanup levels. As a result, the Trust proposed land use restrictions prohibiting residential land use at the Building 923/937 Area. The Trust also proposed a land use restriction prohibiting use of groundwater at Building 937 for potable supply.

In August 2005, the DTSC requested a vapor intrusion assessment to be performed at Building 937 which is immediately north of Building 933. In December 2005, the Trust conducted subslab soil vapor sampling followed by indoor air sampling in January 2006 in Building 937. The subslab sampling event indicated the presence of tetrachloroethylene (PCE) and other VOCs in subslab vapor of Building 937 at concentrations above risk-based target concentrations (RBTCs), which are conservative screening levels for protection of human health (EKI, 2006b). The results of the indoor air sampling indicated the presence of PCE in indoor air samples at concentrations slightly above the RBTCs. Based on these results, the Trust completed a comprehensive soil gas, groundwater, and soil investigation in June 2006 (EKI, 2006b). The purpose of the June 2006 investigation was to characterize the presence of PCE and other chlorinated solvents in the Building 937 Area and identify the source of this contamination. Because sources of PCE could have been located south of Building 937 (e.g., near or under Building 933), samples were also collected in the vicinity of Building 933. Attachment 1 provides the sample locations and draft data results for PCE from this investigation. Attachment 2 provides the data tables with the draft sample results from the vapor intrusion assessment. It is noted that the data report from the vapor intrusion assessment and follow-on sampling has not yet been submitted to DTSC. The figures and data tables in Attachments 1 and 2 and data discussed below are, therefore, considered draft at this time. Final tables and figures will be submitted in the forthcoming data report.

During the June 2006 investigation, PCE was detected at low levels in subslab vapor underneath Building 933. Subslab vapor samples were collected at two locations. At 933VS101 in the northern portion of Building 933, PCE was detected at 40.6 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) but a duplicate sample was non-detect for PCE. At 933VS103 in the central portion of the building, PCE was detected at 6.99 $\mu\text{g}/\text{m}^3$. Two RBTCs for vapor intrusion to indoor air were developed for PCE in subslab soil vapor: 10 $\mu\text{g}/\text{m}^3$ based on a conservative attenuation factor of 0.1 and 100 $\mu\text{g}/\text{m}^3$ based on an attenuation factor of 0.01 (EKI, 2006b). The concentration of 40.6 $\mu\text{g}/\text{m}^3$ detected in the northern end of the building falls within the range of RBTCs. However, the concentration detected in the central portion of the building (6.99 $\mu\text{g}/\text{m}^3$) is below both RBTCs. Low concentrations of other VOCs, including chloromethane, 1,1-

dichloroethane, methylene chloride, toluene, and xylenes, were also detected below RBTCs in subslab vapor at Building 933 (EKI, 2006b).

PCE was not detected in three grab groundwater samples (933SB101 through 933SB103) collected in the vicinity of Building 933. PCE was also not detected in a soil sample and a soil gas sample collected in the central portion of the building (933SB103). Between Buildings 933 and 937, PCE was not detected in groundwater nor soil gas at locations 937SB117 and 937SB118 (EKI, 2006b). Low concentrations of other VOCs (below RBTCs and other screening levels) were detected in the vicinity of Building 933: acetone was detected once in soil at 933SB103, and bromodichloromethane and trichloroethene (TCE) were detected below maximum contaminant levels (MCLs) in groundwater at 933SB101.

Based on the data, the PCE impacts at Building 933 appear to be limited to low-level vapor concentrations directly underneath the concrete slab. PCE was not detected in soil, soil gas, nor groundwater collected in the vicinity of Building 933. Other VOCs were detected sporadically in subslab vapor, soil, and groundwater at concentrations below screening levels.

Intended Reuse and Potential Tenants for Building 933

Under the Presidio Trust Management Plan (PTMP), intended reuse of the historic line of buildings along Mason Street is for uses compatible with open space and recreational opportunities provided in Area A. The PTMP indicates that historic buildings, such as Building 933, shall be retained and reused to offer recreational activities, serve visitor needs, and reactivate the Mason Street edge along the historic airfield (Trust, 2002).

The Trust anticipates that future use of Building 933 will be associated with recreation-compatible activities, which include sports-related businesses, general visitor amenities, and retail specialties. At this time, a tenant/developer/operator is proposing to rehabilitate, reuse, and operate approximately 10,000 square feet of the historic Building 933 as a year-round children's swimming school, consisting of swimming lessons for children and adults, special events and parties related to the swimming school program, and incidental retail sales of swimming products and equipment. The swimming school would include: a reception area for scheduling, service and retail sales; rest room, locker room and shower facilities; viewing area; play area; two learn-to-swim specialized swimming pools with surrounding decks; office space; staff lounge; and pool equipment room. The primary use would be swimming lessons for young children. A conceptual design plan showing the design and layout of the current proposed use of Building 933 as a swimming school is provided in Attachment 3. As shown in the attached figure, the tenant is proposing to only occupy the central and southern portion of Building 933. The northern portion of the building closest to Building 937 would be retained by the Trust for future uses to be determined.

The Trust's anticipated schedule for leasing and construction at Building 933 to the swimming school tenant is as follows:

- Lease signed – 15 September 2006
- Tenant finalizes design (3 months) – 1 December 2006
- Permitting (1 month) – 1 January 2007
- Construction (6 months) – starts 3 January 2007
- Construction finish – 1 July 2007.

Proposed Mitigation Measures to Facilitate Tenant Leasing, Building Construction/Rehabilitation, and Tenant Move-in to Building 933

Based on the environmental data and plans for the rehabilitation and potential future use of the building, the Trust is proposing to proceed with tenant leasing (to a tenant for recreation-compatible uses), building construction/rehabilitation, and tenant move-in plans at Building 933 with mitigation measures to protect public health and safety.

The presence of PCE and other VOCs in subslab vapor of Building 933 does not pose a significant risk to workers and future building occupants. Only low concentrations of PCE (roughly equal to or below the RBTCs) have been detected in subslab vapor of Building 933. PCE was not detected in soil, soil gas, or groundwater in the vicinity of the building. In addition, the concentration of PCE was very low (below the most conservative RBTC) in subslab vapor in the central portion of the building, which is furthest from Building 937 and will be leased to the swimming school tenant. Other detections of VOCs in subslab vapor were below RBTCs. These data indicate that there is likely no continuing source of PCE or other VOCs at Building 933 and that the low concentrations of PCE and other VOCs underneath the slab are residual levels likely related to either former spill(s) at Building 933 or low-level contamination that has migrated from nearby Building 937.

The Trust will adopt the following mitigation measures to ensure public health and safety during the tenant construction, move-in, and business operation process at Building 933:

1. Removal and Replacement of Concrete Slab: The current concrete slab of the building will be removed and replaced by the tenant prior to tenant occupancy. The Trust believes that any low-level PCE vapors underneath the concrete slab of Building 933 will likely be exhausted when the current slab is removed. Thus, PCE and other VOCs are not expected to be present at significant concentrations in the subsurface of Building 933 following slab replacement. Under the current plans for future use as a swimming school, the tenant would also excavate soil to construct the swimming pools prior to replacing the concrete slab, which would further remove any low-level residual contamination remaining underneath the building.
2. Construction Health & Safety (H&S) Plan: The Trust will require the tenant's construction contractor to prepare and implement a H&S Plan to ensure worker safety during construction. H&S protocols will be established for potential risks related to VOCs and other contaminants in soil at Building 933. The H&S Plan will include monitoring of VOCs within the worker's breathing zone during removal of the concrete slab and excavation work within the building.
3. Post-Construction Indoor Air Monitoring: Following building construction/rehabilitation and prior to tenant occupancy, the indoor air of the building will be tested to ensure that PCE and other VOCs are not present in indoor air at levels which could pose a risk. The Trust expects to conduct two rounds of sampling: one round of sampling immediately following construction and prior to tenant occupancy and a second round approximately 6 months later (after the tenant has moved in and the business is open for operation).^{1,2}

¹ For the current proposed swimming school tenant, once the swimming pool is operational, the ability to obtain low reporting limits in indoor air samples for PCE and other VOCs may be impacted by the presence of high levels of chlorine or other swimming pool disinfectants. The Trust will coordinate with the analytical lab regarding such potential interferences, but may need to rely on the first round of indoor air sampling and data if adequate reporting limits cannot be achieved.

² The Trust may also conduct additional subslab tests to collect information regarding the residual vapor concentrations in the subsurface.

4. Building 923/937 Land Use Control (LUC): In the addenda section of the Trust's recent deliverable to the DTSC entitled, *Presidio Trust Land Use Controls Master Reference Report* (EKI, 2006a), the Trust provided the LUC for the Building 923/937 Area, which includes Building 933. The LUC is designed to provide long-term protection of human health and the environment for residual contamination remaining in soil and groundwater in the area. The LUC will (1) restrict sensitive uses in outdoor areas of the site (there will be no restrictions on indoor use of the site for sensitive groups); (2) provide that the un-remediated areas around the building must remain covered with either buildings, pavement, or another barrier; (3) include soil handling, testing, reuse, and disposal requirements; (4) provide that all soil intrusive work in un-remediated areas be conducted under a site-specific H&S Plan; and (5) restrict use of groundwater at neighboring Building 937 as a drinking water or irrigation water supply.

Throughout this process, the Trust expects that the future tenant will proceed with move-in plans and open for business as scheduled. The proposed mitigation measures, including the construction H&S Plan, post-construction indoor air monitoring, and the LUC, will ensure that the building is safe for workers and future building occupants. If at any time concentrations of VOCs are found to pose an immediate risk to workers or building occupants, the Trust will have the right to stop work at the site and/or terminate the tenant's lease. The Trust will include a termination clause in the tenant's lease for environmental issues that pose an immediate risk to health and safety. The Trust will coordinate with DTSC during this process.

If the Trust proceeds with a lease to the swimming school tenant, groundwater will likely be encountered during swimming pool construction. Dewatering activities during the excavation and construction of the swimming pools will follow best management practices and all discharges of groundwater to the sanitary sewer will meet the City of San Francisco's standards. Potential effects of the dewatering activities on the groundwater plumes at Building 937 and further downgradient will be considered by the Trust and appropriate groundwater monitoring will be conducted, if necessary, to monitor these potential effects.

Request for DTSC Concurrence

By this letter, the Trust is requesting DTSC to provide written concurrence on the suitability for lease at Building 933, under the following conditions:

- The Trust will proceed with a lease to a tenant for recreation-compatible uses (such as the swimming school);
- The tenant will proceed with building rehabilitation, construction (including removal and replacement of the concrete slab), move-in, and normal business operations; and
- The Trust will implement the mitigation measures outlined above to ensure public health and safety.

It is noted that the Trust is only requesting DTSC to concur with future use of the building for recreation-compatible uses, which include sports-related businesses, general visitor amenities, and retail specialties. If the Trust selects a different use for Building 933 that is not associated with recreation-compatible uses, the Trust will submit a revised request for concurrence on the suitability for lease and modify the proposed mitigation measures, as needed.

As noted above, the Trust has also previously requested closure certification from DTSC for the Building 923/937 Area, which includes Building 933, in the *Crissy Field Operable Unit 4 Implementation Report* (EKI, 2004). The Trust has not yet received closure certification from DTSC for this site. The closure

certification is a CERCLA administrative process concurrent to the building leasing plans and, as such, the tenant will be provided full disclosure of environmental issues and data related to Building 933 and the 923/937 Area.

Please call me at (415) 561-4259 if you have any questions or would like further information on this subject.

Sincerely yours,
The Presidio Trust

Original Signed by:

Craig Cooper
Environmental Remediation Manager

Attachments:

- 1 Draft Sample Locations and PCE concentrations in Subslab Vapor, Soil Gas, Soil, and Groundwater at Buildings 937 and 933
- 2 Draft Results from the Vapor Intrusion Assessment and Follow-on Sampling at Buildings 937 and 933
- 3 Conceptual Design Plan for Building 933

Cc: Devender Narala, RWQCB
Brian Ullensvang, NPS
Doug Kern, RAB
Mark Youngkin, RAB

References:

Dames & Moore, 1997. *Final Remedial Investigation Report, Presidio Main Installation, Presidio of San Francisco.*

EKI, 2002. *Development of Presidio-wide Cleanup Levels for Soil, Sediment, Groundwater, and Surface Water, Presidio of San Francisco, California.* October.

EKI, 2004. *Crissy Field Operable Unit 4 Implementation Report, Presidio of San Francisco, California.* July.

EKI, 2006a. *Presidio Trust Land Use Controls Master Reference Report, Presidio of San Francisco, California.* August.

EKI, 2006b. *Buildings 933 and 937 Vapor Intrusion Assessment and Field Sampling Report, Presidio of San Francisco, California.* Pending.

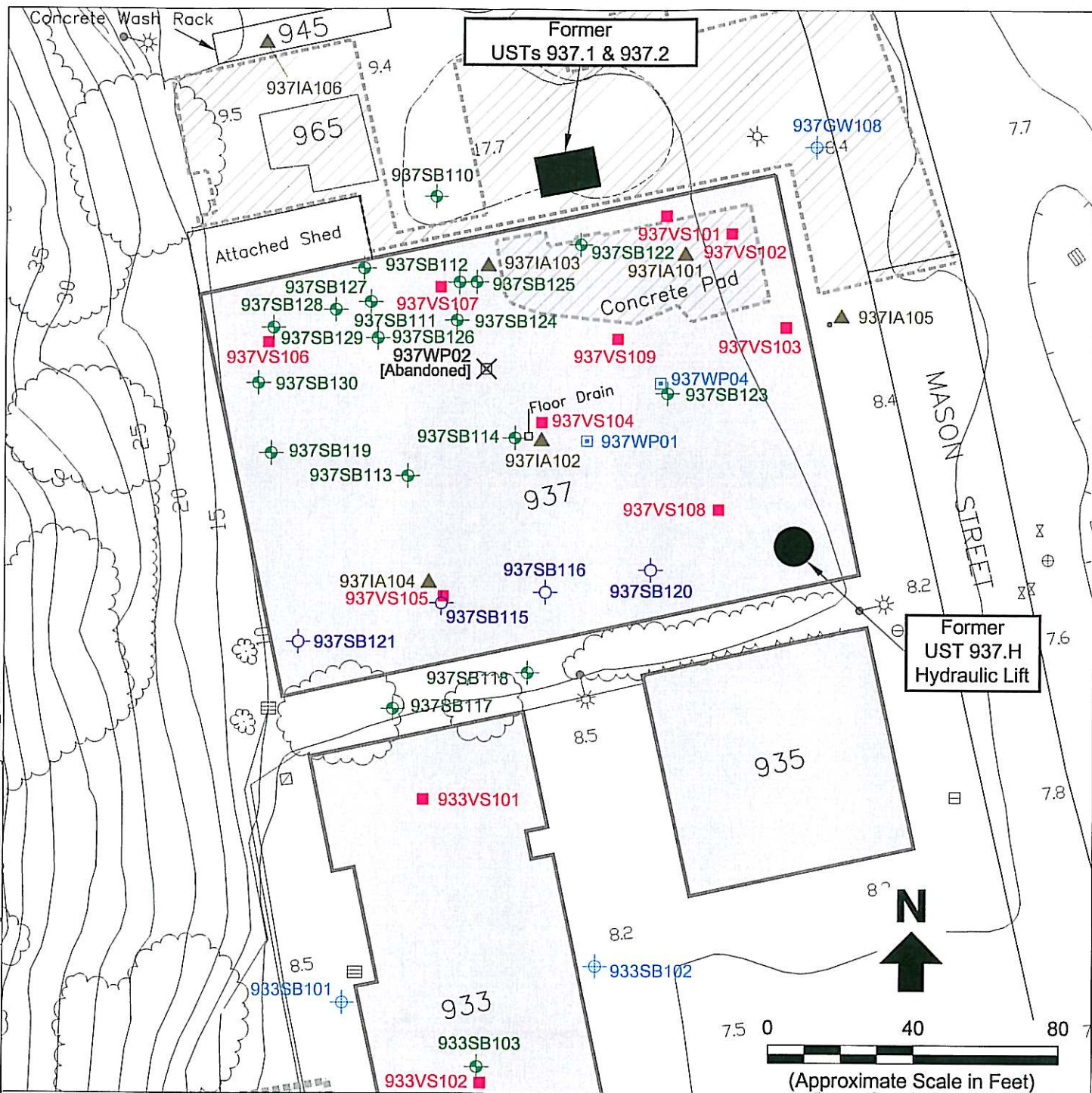
IT Corporation (IT), 1998. *Soil Remediation Closure Report, Crissy Field Area, Presidio of San Francisco, California.* June.

Presidio Trust (Trust), 2002. *Presidio Trust Management Plan, Land Use Policies for Area B of the Presidio of San Francisco.* May.

U.S. Army (Army), 1998. *Final Remedial Action Plan, Crissy Field Area, Presidio of San Francisco, California.*

Attachment 1

**Draft Sample Locations and PCE Concentrations in Subslab Vapor,
Soil Gas, and Groundwater at Buildings 937 and 933**



Legend:

- Former UST Location
- ▨ Former Army Excavation Areas
- 937 Existing Building
- ▲ Air Sample Location
- Well Point
- ⊕ Grab Groundwater Sample Location
- Subslab Vapor Sample Location
- ⊙ Soil Gas Sample Location
- ⊕ Soil Gas and Grab Groundwater Sample Location

Abbreviations:

UST = underground storage tank



Key Map

Erler & Kalinowski, Inc.

Buildings 933/937
Sampling Locations



Presidio Trust
San Francisco, CA
September 2006
EKI A000003.08

Figure 1

Notes:

1. All locations are approximate.
2. Basemap provided by the Presidio Trust.
3. Sample survey locations from PLS Surveys, Inc., 11 July 2006.

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AREA 2			
Sample Type	Sample ID	Depth	PCE
Indoor Air	937IA103	NA	0.69/1.06 µg/m³
Subslab Soil Vapor	937VS107	0.5	5,790/5,970 µg/m³ (4)
			5,750/7,470 µg/m³ (5)
Soil Gas	937SB110	5	230 µg/m³
	937SB111	4	1,400/1,300 µg/m³
	937SB112	3.5	1,100/2,850 µg/m³ (12)
Soil	937SB110	2.5	<0.0068 mg/kg
	937SB111	2.5	<0.0059 mg/kg
	937SB112	2.5	0.02/0.043 mg/kg
	937SB124	4	<0.0058 mg/kg
	937SB125	2.5	<0.0053 mg/kg
	937SB126	3.5	<0.0056 mg/kg
	937SB127	2.5	<0.0065 mg/kg
	937SB128	3.5	<0.0054 mg/kg
Groundwater	937SB110	5 - 6	<0.5 µg/L
	937SB111	6.4 - 8	1.6 µg/L
	937SB112	4.3 - 6	6.3/5.9 µg/L

AREA 3			
Sample Type	Sample ID	Depth	PCE
Subslab Soil Vapor	937VS106	NA	474 µg/m³ (4)
			628 µg/m³ (5)
Soil	937SB129	2.5	<0.0057/<0.0057 mg/kg
	937SB130	2.5	<0.0057 mg/kg
Groundwater	937SB129	4.8 - 9	<0.5/<0.5 µg/L
	937SB130	4.8 - 9	<0.5 µg/L

AREA 4			
Sample Type	Sample ID	Depth	PCE
Soil Gas	937SB113	4	360 µg/m³
	937SB119	4	600 µg/m³
Soil	937SB113	3	<0.0063 mg/kg
	937SB119	2.5	<0.0054 mg/kg
Groundwater	937SB113	3.8 - 8	2.5 µg/L
	937SB119	5.3 - 8	0.92 µg/L

AREA 5			
Sample Type	Sample ID	Depth	PCE
Indoor Air	937IA104	NA	<0.68 µg/m³
Subslab Soil Vapor	937VS105	NA	2,890 µg/m³ (4)
			5,340 µg/m³ (5)
Soil Gas	937SB115	3.5	490 µg/m³
	937SB116	3.5	130 µg/m³
Soil	937SB121	4	<100 µg/m³
	937SB115	2.5	<0.0061 mg/kg
Groundwater	937SB115	3.8 - 8	0.9 µg/L

AREA 11			
Sample Type	Sample ID	Depth	PCE
Soil Gas	937SB117	3.5	<100 µg/m³
	937SB118	3.5	<100 µg/m³
Groundwater	937SB117	4.7 - 6	<0.5 µg/L
	937SB118	3.6 - 4	<0.5 µg/L

AREA 12 (Building 933)			
Sample Type	Sample ID	Depth	PCE
Subslab Soil Vapor	933VS101	NA	40.6/<6.78 µg/m³
	933VS102	NA	6.99 µg/m³
Soil Gas	933SB103	3.5	<100 µg/m³
Soil	933SB103	3	<0.0058 mg/kg
Groundwater	933SB101	4 - 8	<0.5 µg/L
	933SB102	3.6 - 8	<0.5 µg/L
	933SB103	3.5 - 6	<0.5 µg/L

AREA 1			
Sample Type	Sample ID	Depth	PCE
Ambient Air	937IA106	NA	<0.68 µg/m³

AREA 6			
Sample Type	Sample ID	Depth	PCE
Indoor Air	937IA101	NA	<0.68 µg/m³
Subslab Soil Vapor	937VS101	NA	17.2 µg/m³ (4)
	937VS102	NA	113 µg/m³ (5)
	937VS103	NA	<6.78 µg/m³ (4)
	937VS109	NA	<5.1 µg/m³ (5)
Soil Gas	937SB122	4	43.8 µg/m³ (4)
Groundwater	937GW108	5 - 15	62.6 µg/m³ (5)
			154 µg/m³ (4)
			216 µg/m³ (5)
			160 µg/m³
			<0.5 µg/L (13)

AREA 7			
Sample Type	Sample ID	Depth	PCE
Ambient Air	937IA105	NA	0.79 µg/m³

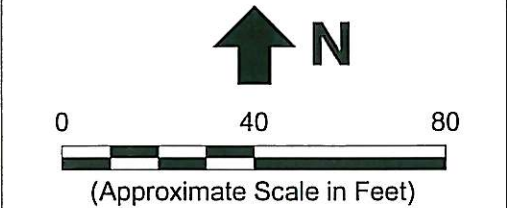
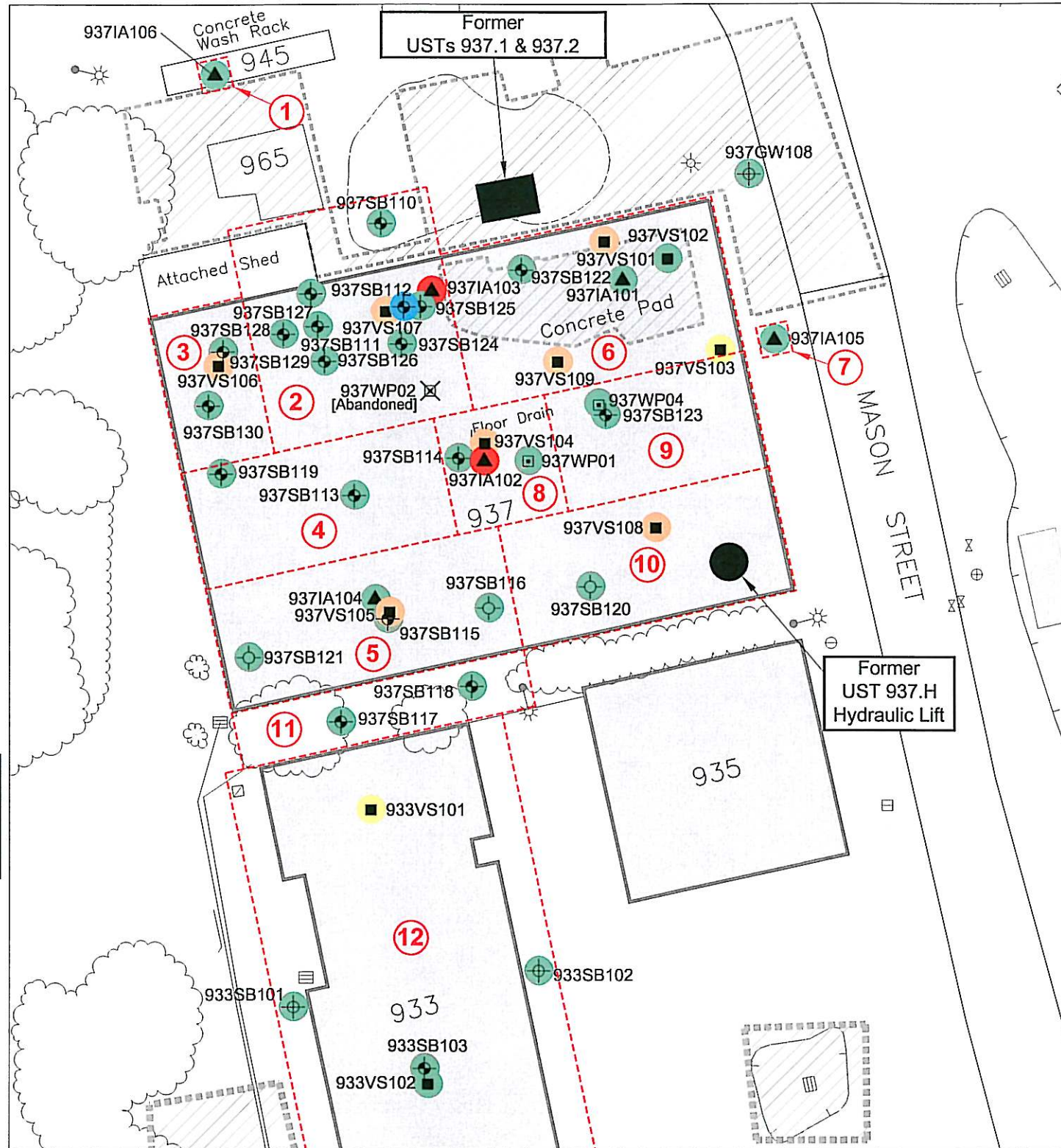
AREA 8			
Sample Type	Sample ID	Depth	PCE
Indoor Air	937IA102	NA	1.01 µg/m³
Subslab Soil Vapor	937VS104	NA	450 µg/m³ (4)
			39,900 µg/m³ (5)
Soil Gas	937SB114	3.5	530/494 µg/m³ (12)
Soil	937SB114	2	<0.0053 mg/kg
Groundwater	937WP01	4.2 - 13	<0.5/<0.5 µg/L
	937SB114	3.5 - 8	0.95 µg/L

AREA 9			
Sample Type	Sample ID	Depth	PCE
Soil Gas	937SB123	4	<100 µg/m³
Groundwater	937WP04	4.21 - 13.1	<0.5/<0.5 µg/L

AREA 10			
Sample Type	Sample ID	Depth	PCE
Subslab Soil Vapor	937VS108	NA	154 µg/m³ (4)
Soil Gas	937SB120	4	194 µg/m³ (5)
			<100 µg/m³

Notes:

- All locations are approximate.
- Basemap provided by the Presidio Trust.
- Sample survey locations from PLS Surveys, Inc., surveyed 11 July 2006.
- These subslab vapor samples were collected 1 December 2005.
- These subslab vapor samples were collected 20 July 2006.
- Subslab soil vapor samples analyzed by EPA Method TO-15. Samples results exceeding RBTC with $\alpha = 0.1$ (10 µg/m³ PCE) are indicated in bold. Sample results exceeding RBTC with $\alpha = 0.01$ (100 µg/m³ PCE) are indicated in bold and underlined.
- Indoor or ambient air samples analyzed by EPA Method TO-15. Sample results exceeding RTBC (1 µg/m³ PCE) are shown in bold.
- Soil gas samples analyzed by EPA Method 8260B in mobile laboratory. Sample results exceeding the RBTC (1,400 - 2,200 µg/m³ PCE) corresponding to its sample depth are indicated in bold.
- Grab groundwater samples analyzed by EPA Method 8260B. Sample results exceeding MCL (5 µg/L PCE) are indicated in bold.
- Soil samples analyzed by EPA Method 8260B. Sample results exceeding RWQCB ESL (0.24 mg/kg PCE) are indicated in bold.
- Where two values are indicated, the second value is a duplicate.
- Sample was analyzed by EPA Method 8260B in a mobile laboratory and duplicate sample was analyzed by EPA Method TO-15 in a fixed laboratory.
- Groundwater data from quarterly monitoring program (Treadwell & Rollo, 2006). PCE has not been detected in 9 sampling events.



LEGEND

- Former UST Location
- Former Army Excavation Areas
- 937 Existing Building
- Air Sample Location
- Well Point
- Grab Groundwater Sample Location
- Subslab Vapor Sample Location
- Soil Gas Sample Location
- Soil Gas, Soil, and/or Grab Groundwater Sample Location
- 1 Building Area Location
- Subslab Soil Vapor > RBTC ($\alpha = 0.1$)
- Subslab Soil Vapor > RBTC ($\alpha = 0.01$)
- Groundwater > MCL
- Indoor/Ambient Air > RBTC
- Sample < All Applicable Screening Levels

Abbreviations:

- < =less than
- > =greater than
- µg/L =micrograms per Liter
- µg/m³ =micrograms per cubic meter
- MCL =Maximum Contaminant Level
- mg/kg =milligrams per kilogram
- NA =Not Applicable
- PCE =tetrachloroethene
- RBTC =Risk-Based Target Concentration
- RWQCB ESL =Regional Water Quality Control Board Environmental Screening Level
- UST =underground storage tank



Erler & Kalinowski, Inc.

PCE Concentrations at
Sampling Locations
Buildings 933/937
Presidio Trust
San Francisco, CA
September 2006
EKI A000003.08
Figure 2

Attachment 2

Draft Results from the Vapor Intrusion Assessment and Follow-on Sampling at Buildings 937 and 933

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TABLE 1
SAMPLE LABORATORY ANALYSIS MATRIX
 Buildings 933 and 937, Presidio of San Francisco
 San Francisco, California

Sample ID	Laboratory Analyses					
	VOCs in Subslab Vapor (a)	VOCs in Indoor Air (a)	VOCs in Soil Gas (b)	VOCs in Groundwater (b)	VOCs in Soil (b)	Physical Properties
Building 933						
933VS101	•					
933VS102	•					
933SB101				•		
933SB102				•		
933SB103			•	•	• (c)	•
Building 937						
937VS101	•					
937VS102	•					
937VS103	•					
937VS104	•					
937VS105	•					
937VS106	•					
937VS107	•					
937VS108	•					
937VS109	•					
937IA101		•				
937IA102		•				
937IA103		•				
937IA104		•				
937IA105		•				
937IA106		•				
937SB110			•	•	•	
937SB111			•	•	•	
937SB112			•	•	•	•
937SB113			•	•	•	•
937SB114			•	•	•	
937SB115			•	•	•	
937SB116			•			
937SB117			•	•		
937SB118			•	•		
937SB119			•	•	•	
937SB120			•			
937SB121			•			
937SB122			•			
937SB123			•			
937SB124					•	
937SB125					•	
937SB126					•	
937SB127					•	
937SB128					•	
937SB129				•	•	
937SB130				•	•	

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TABLE 1
SAMPLE LABORATORY ANALYSIS MATRIX
Buildings 933 and 937, Presidio of San Francisco
San Francisco, California

Sample ID	Laboratory Analyses					
	VOCs in Subslab Vapor (a)	VOCs in Indoor Air (a)	VOCs in Soil Gas (b)	VOCs in Groundwater (b)	VOCs in Soil (b)	Physical Properties
Building 937 (continued)						
937WP01				●		
937WP04				●		

Notes:

(a) Samples analyzed by EPA Method TO-15.

(b) Samples analyzed by EPA 8260B.

(c) Sample 933SB103 was also analyzed for petroleum hydrocarbons and metals.

(d) Duplicate samples not listed. See summary tables for duplicate samples.

Abbreviation:

VOCs = volatile organic compounds

TABLE 2

SUMMARY OF SUB-SLAB VAPOR RESULTS FOR VOCs
Buildings 933 and 937, Presidio of San Francisco
San Francisco, California

DRAFT

			Analytical Results (µg/m³) (a)(b)												
Sample Location	Sample ID	Sample Date	Benzene	Chloromethane	Chloroform	1,1-Dichloroethane	Methylene Chloride	Tetrachloroethene	Toluene	1,1,1-Trichloroethane	Trichloroethene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes, m & p	o-Xylene
Building 933															
933VS101	933VS101	6/21/2006	<3.19	2.62	<4.88	4.45	<3.47	40.6	<3.77	<5.46	<5.37	<4.92	<4.92	<4.34	<4.34
	933VS101DUP	6/21/2006	<3.19	<2.07	<4.88	<4.05	<3.47	<6.78	<3.77	<5.46	<5.37	<4.92	<4.92	<4.34	<4.34
	933VS102	6/21/2006	<3.19	<2.07	<4.88	<4.05	7.19	6.99	15.1	<5.46	<5.37	<4.92	<4.92	6.73	<4.34
Building 937															
937VS101	937VS101	12/1/2005	3.87	<2.07	<4.88	<4.05	<3.47	17.2	<3.77	<5.46	8.38	5.7	<4.92	8.73	<4.34
937VS102	937VS102	7/20/2006	<31.9	<103	<97.7	<202	<174	113	<188	<273	<107	<246	<246	<217	<217
		12/1/2005	<3.19	<2.07	<4.88	<4.05	<3.47	<6.78	<3.77	<5.46	<5.37	<4.92	<4.92	<4.34	<4.34
		7/20/2006	1.63	<5.16	<4.88	<10.1	<8.68	<5.09	<9.42	<13.6	<5.37	<12.3	<12.3	<10.9	<10.9
937VS103	937VS103	12/1/2005	<3.19	<2.07	<4.88	<4.05	<3.47	43.8	3.81	<5.46	<5.37	<4.92	<4.92	7.6	<4.34
937VS104	937VS104	7/20/2006	2.68	<4.13	<3.91	<8.10	<6.95	62.6	<7.54	<10.9	<4.3	<9.83	<9.83	13	<8.88
		12/1/2005	<6.39	<4.13	<9.77	<8.1	<6.95	450	<7.54	125	<10.7	<9.83	<9.83	<8.68	<8.68
		7/20/2006	<31.9	<103	<97.7	<202	<174	39,900	<188	<273	<107	<246	<246	<217	<217
937VS105	937VS105	12/1/2005	4.5	<10.3	<9.8	<20.2	<17.4	5,340	<18.8	52.3	1,620	<24.6	<24.6	<21.7	<21.7
937VS106	937VS106	7/20/2006	<31.9	<20.7	<48.8	<40.5	<34.7	2,890	<37.7	<54.6	1,190	<49.2	<49.2	<43.4	<43.4
		12/1/2005	<6.39	<4.13	<9.77	<8.1	<6.95	474	<7.54	60.9	<10.7	<9.83	<9.83	<8.68	<8.68
		7/20/2006	<31.9	<103	<97.7	<202	<174	628	<188	<273	<107	<246	<246	<217	<217
937VS107	937VS107	12/1/2005	<63.9	<41.3	<97.7	<81	<69.5	5,790	<75.4	<109	<107	<98.3	<98.3	<86.8	<86.8
		7/20/2006	<6.39	<20.7	<19.5	<40.5	<34.7	5,750	<37.7	<54.6	33.2	96.2	<49.2	<43.4	<43.4
		12/1/2005	<63.9	<41.3	<97.7	<81	<69.5	5,970	<75.4	<109	<107	<98.3	<98.3	<86.8	<86.8
937VS108	937VS107 DUP	7/20/2006	<6.39	<20.7	<19.5	<40.5	<34.7	7,470	<37.7	<54.6	43.3	175	66.5	102	47.8
		12/1/2005	<3.19	<2.07	<4.88	<4.05	<3.47	154	<37.7	19.9	16.3	9.54	<4.92	6.95	<4.34
		7/20/2006	3.74	<5.16	<4.88	<10.1	<8.68	194	19.1	26	18.8	24.2	<12.3	37.4	14.8
937VS109	937VS108	12/1/2005	<3.19	<2.07	12.4	<4.05	<3.47	154	<3.77	<5.46	12	<4.92	<4.92	5.56	<4.34
		7/20/2006	3.64	<2.07	19.9	<4.05	<3.47	216	9.68	<5.46	18.5	8.31	<4.92	15.7	5.08
		Sub-slab RBTC α = 0.1 (c)(d)	2.2	1,900	11.5	38	63	10	6,300	21,000	31	120	124	15,000	15,000
Sub-slab RBTC α = 0.01 (c)(e)		22	19,000	115	380	630	100	63,000	210,000	310	1,200	1,240	150,000	150,000	

SUMMARY OF SUB-SLAB VAPOR RESULTS FOR VOCs
Buildings 933 and 937, Presidio of San Francisco
San Francisco, California

DRAFT

Abbreviations:

α - Sub-slab vapor to indoor air attenuation factor
<0.50 - Compound not detected at or above indicated laboratory reporting limit
 $\mu\text{g}/\text{m}^3$ - Micrograms per cubic meter
DTSC - Department of Toxic Substance Control
EPA - Environmental Protection Agency
RBTC - Risk-Based Target Concentration
TIC - Tentatively Identified Compound
VOCs - Volatile Organic Compounds

Notes:

- Sub-slab vapor samples were analyzed for VOCs using EPA Method TO-15. Only detected compounds are listed.
- The following TICs were detected for subslab vapor samples 937VS101, 937VS108, and 937VS109 collected on 1 December 2005: acetone, 4-methyldecane, n-decane and n-undecane. These TICs are not reported herein.
- DTSC vapor intrusion guidance entitled "*Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air*", dated 7 February 2005, recommends using $\alpha = 0.01$. However, for this project DTSC has requested the use of $\alpha = 0.1$ for screening purposes.
- Detected concentrations exceeding the site-specific RBTC when $\alpha = 0.1$ are shown in bold.
- Detected concentrations exceeding the site-specific RBTC when $\alpha = 0.01$ are shown in bold and underlined.

SUMMARY OF INDOOR AND AMBIENT AIR RESULTS FOR VOCs

Buildings 933 and 937, Presidio of San Francisco
San Francisco, California

Location	Sample Location	Sample ID	Sample Date	Analytical Results (µg/m³) (a)(b)	
				Benzene	Tetrachloroethene
Building 937					
Indoor	937IA101	937IA101	1/31/2006	1.26	<0.68
	937IA102	937IA102	1/31/2006	2.42	1.01
	937IA103	937IA103	1/31/2006	1.41	0.69
		937IA103 DUP	1/31/2006	1.37	1.06
	937IA104	937IA104	1/31/2006	1.26	<0.68
Outdoor	937IA105	937IA105	1/31/2006	1.39	0.79
	937IA106	937IA106	1/31/2006	1.32	<0.68
RBTC for Air				0.22	1

Abbreviations:

<0.50 - Compound not detected at or above indicated laboratory reporting limit

EPA - Environmental Protection Agency

RBTC - Risk-Based Target Concentration

$\mu\text{g}/\text{m}^3$ - Micrograms per cubic meter

VOCs - Volatile Organic Compounds

Notes:

(a) Air samples were analyzed for benzene, chloroform, tetrachloroethene, toluene, 1,1,1-trichloroethane, trichloroethene, 1,2,4-trimethylbenzene, xylene (o,-), xylene (m,p-) using EPA Method TO-15. Only detected VOCs are shown.

(b) Air samples that exceed RBTC are shown in bold.

TABLE 4
SUMMARY OF SOIL GAS RESULTS FOR VOCs
 Buildings 933 and 937, Presidio of San Francisco
 San Francisco, California

Sample Location	Sample ID	Sample Date	Sample Depth (ft bgs)	Analytical Results (µg/m³) (a)		
				Tetrachloroethene	1,1,1-Trichloroethane	Trichloroethene
Building 933						
933SB103	933SB103	6/14/2006	3.5	<100	<100	<100
Building 937						
937SB110	937SB110	6/14/2006	5	230	<100	<100
937SB111	937SB111	6/14/2006	4	1,400	<100	<100
	937SB111 dup	6/14/2006	4	1,300	<100	<100
937SB112	937SB112	6/14/2006	3.5	1,100	<100	<100
	937SB112DUP (b)	6/14/2006	3.5	2,850 (c)	<27.3	<26.9
937SB113	937SB113	6/14/2006	4	360	<100	<100
937SB114	937SB114	6/14/2006	3.5	530	<100	<100
	937SB114 DUP (b)	6/14/2006	3.5	494	64.4	5.7
937SB115	937SB115	6/14/2006	3.5	490	<100	230
937SB116	937SB116	6/14/2006	3.5	130	<100	<100
937SB117	937SB117	6/14/2006	3.5	<100	<100	<100
937SB118	937SB118	6/14/2006	3.5	<100	<100	<100
937SB119	937SB119	6/14/2006	4	600	190	<100
937SB120	937SB120	6/14/2006	4	<100	<100	<100
937SB121	937SB121	6/14/2006	4	<100	<100	160
937SB122	937SB122	6/14/2006	4	160	100	<100
937SB123	937SB123	6/14/2006	4	<100	<100	<100
RBTC at 3.5 ft bgs (d)				1,400	2,700,000	3,900
RBTC at 4 ft bgs (d)				1,700	3,200,000	4,600
RBTC at 4.5 ft bgs (d)				1,900	3,700,000	5,300
RBTC at 5 ft bgs (d)				2,200	4,200,000	6,100
CHHSLs (residential) (e)				180	991,000	528
CHHSLs (commercial) (e)				603	2,790,000	1,770

Abbreviations:

<0.50 - Compound not detected at or above indicated laboratory reporting limit

EPA - Environmental Protection Agency

ft bgs - Feet below ground surface

RBTC - Risk-based Target Concentration

 $\mu\text{g}/\text{m}^3$ - Micrograms per cubic meter

VOCs - Volatile Organic Compounds

Notes:

(a) Soil gas samples were analyzed for VOCs using EPA Method 8260B.

(b) Samples 937SB112DUP and 937SB114DUP were analyzed by EPA Method TO-15 in a fixed laboratory.

(c) Soil gas samples that exceed the RBTC for the given depth are shown in bold.

(d) The RBTC for soil vapor ($\mu\text{g}/\text{m}^3$) equals the RBTC for indoor air divided by the compound and site-specific attenuation factor, calculated using the Johnson and Ettinger model. All RBTCs are rounded to two significant figures. The RBTC is a function of depth.

(e) CHHSL = California Human Health Screening Level (California EPA, dated January 2005, Table 1--California Human Health Screening Levels for Soil and Comparison to Other Potential Environmental Concerns).

SUMMARY OF WATER RESULTS FOR VOCs
Buildings 933 and 937, Presidio of San Francisco
San Francisco, California

Sample Location	Sample ID	Sample Date	Analytical Results (µg/L)				
			Bromodichloromethane	Chlorobenzene	Chloroform	Tetrachloroethene	Trichloroethene
Building 933							
933SB101	933SB101	6/20/2006	0.7	<0.5	<1	<0.5	0.56
933SB102	933SB102	6/20/2006	<0.5	<0.5	<1	<0.5	<0.5
933SB103	933SB103	6/21/2006	<0.5	<0.5	<1	<0.5	<0.5
Building 937							
937SB110	937SB110	6/21/2006	<0.5	<0.5	<1	<0.5	<0.5
937SB111	937SB111	6/20/2006	<0.5	0.81	<1	1.6	<0.5
937SB112	937SB112	6/21/2006	<0.5	<0.5	<1	6.3	<0.5
	937SB112 DUP	6/21/2006	<0.5	<0.5	<1	5.9	<0.5
937SB113	937SB113	6/20/2006	<0.5	<0.5	<1	2.5	<0.5
937SB114	937SB114	6/20/2006	<0.5	<0.5	<1	0.95	<0.5
937SB115	937SB115	6/20/2006	<0.5	<0.5	<1	0.9	0.63
937SB117	937SB117	6/21/2006	<0.5	<0.5	<1	<0.5	<0.5
937SB118	937SB118	6/21/2006	<0.5	<0.5	<1	<0.5	<0.5
937SB119	937SB119	6/20/2006	<0.5	<0.5	<1	0.92	<0.5
937SB129	937SB129	6/21/2006	<0.5	<0.5	<1	<0.5	<0.5
	937SB129 DUP	6/21/2006	<0.5	<0.5	<1	<0.5	<0.5
937SB130	937SB130	6/21/2006	0.61	<0.5	2.4	<0.5	<0.5
937WP01	937WP01	6/14/2006	<0.5	<0.5	<1	<0.5	<0.5
	937WP01 DUP	6/14/2006	<0.5	<0.5	<1	<0.5	<0.5
937WP04	937WP04	6/14/2006	<0.5	<0.5	<1	<0.5	<0.5
	937WP04 DUP	6/14/2006	<0.5	<0.5	<1	<0.5	<0.5
Presidio Drinking Water Cleanup Levels			80	70	80	5	5
Crissy Field Rap Cleanup Level (a)			46	21,000	--	8.25	81
Groundwater RBTCs (b)			6.8	150,000	66	140	330

Abbreviations:

"--" no value listed in California Toxic Rule

<0.50 - Compound not detected at or above indicated laboratory reporting limit

µg/L - Micrograms per liter

RBTCs - Risk-Based Target Concentrations

Notes

(a) Trichloroethene cleanup level was included in the Crissy Field RAP. The cleanup levels for the remaining chemicals were determined from the California Toxics Rule, (Federal Register Vol. 65, No. 97, 18 May 2000), using the same approach used in the Crissy Field RAP.

(b) Groundwater RBTCs were calculated using Johnson and Ettinger model.

TABLE 6
SUMMARY OF SOIL RESULTS FOR VOCs AND PETROLEUM HYDROCARBONS
 Buildings 933 and 937, Presidio of San Francisco
 San Francisco, California

DRAFT

Sample Location	Sample ID (c)	Sample Date	Sample Depth (ft bgs) (c)	Analytical Results (µg/kg)				
				VOCs (a)			TPH (b)	
				Acetone	Tetrachloroethene	Other VOCs	TPH Diesel	TPH Gasoline
Building 933								
933SB103	933SB103 [2.5]	6/21/2006	3	0.091	<0.0058	ND	12	<0.46
Building 937								
937SB110	937SB110 [2]	6/21/2006	2.5	<0.068	<0.0068	ND	--	--
937SB111	937SB111 [2]	6/20/2006	2.5	<0.059	<0.0059	ND	--	--
937SB112	937SB112 [2]	6/21/2006	2.5	<0.052	0.02	ND	--	--
	937SB112 [2] DUP	6/21/2006	2.5	<0.049	0.043	ND	--	--
937SB113	937SB113 [2.5]	6/20/2006	3	<0.063	<0.0063	ND	--	--
937SB114	937SB114 [1.5]	6/20/2006	2	0.068	<0.0053	ND	--	--
937SB115	937SB115 [2]	6/20/2006	2.5	<0.061	<0.0061	ND	--	--
937SB119	937SB119 [2]	6/20/2006	2.5	<0.054	<0.0054	ND	--	--
937SB124	937SB124 [3.5]	6/20/2006	4	<0.058	<0.0058	ND	--	--
937SB125	937SB125 [2]	6/20/2006	2.5	<0.053	<0.0053	ND	--	--
937SB126	937SB126 [3]	6/20/2006	3.5	<0.056	<0.0056	ND	--	--
937SB127	937SB127 [2]	6/20/2006	2.5	<0.065	<0.0065	ND	--	--
937SB128	937SB128 [3]	6/20/2006	3.5	<0.054	<0.0054	ND	--	--
937SB129	937SB129 [2]	6/21/2006	2.5	<0.057	<0.0057	ND	--	--
	937SB129 [2] DUP	6/21/2006	2.5	<0.057	<0.0057	ND	--	--
937SB130	937SB130 [2]	6/21/2006	2.5	<0.057	<0.0057	ND	--	--
Presidio Cleanup Level (d)				0.24	0.24	na	700	610

Abbreviations:

"_" - not analyzed

ft bgs - Feet below ground surface

µg/kg - Micrograms per kilogram

<0.50 - Compound not detected at or above indicated laboratory reporting limit

ND - not detected

TPH - Total Petroleum Hydrocarbons

VOCs - Volatile Organic Compounds

Notes:

(a) Soil samples were analyzed for VOCs using EPA Method 8260B.

(b) Soil samples were analyzed for TPH using EPA Method 8015.

(c) Sample depths for sample IDs were measured from the bottom of the concrete slab. The total sample depth is as measured from the top of the concrete slab, which is approximately one-half of a foot thick.

(d) Presidio Cleanup Levels for recreational land use. TPH values are based on protection of ecological receptors in a terrestrial environment. No value is identified in the Cleanup Level Document for tetrachloroethene. Therefore, the value from the Water Board Environmental Screening Level is used.

TABLE 7
SUMMARY OF SOIL RESULTS FOR METALS
Buildings 933 and 937, Presidio of San Francisco
San Francisco, California

DRAFT

Analytical Results (mg/kg) (a)				
Sample Location	Sample ID	Sample Date	Sample Depth (ft bgs)	
Building 933	933SB103	933SB103 [2.5]	6/21/2006	3
	Presidio Cleanup Levels (b)			

Abbreviations:

"--" - Not analyzed

<0.50 - Compound not detected at or above indicated laboratory reporting limit

ft bgs - Feet below ground surface

mg/kg - Milligrams per kilogram

Notes:

(a) Soil samples were analyzed for Title 22 metals using EPA Method 6020.

(b) Presidio Cleanup Levels based on beach dune sand, recreational human land use, buffer zone ecological land use.

TABLE 8
SUMMARY OF PHYSICAL PROPERTIES DATA
 Buildings 933 and 937, Presidio of San Francisco
 San Francisco, California

Sample Location	Sample ID	Sample Date	Sample Depth (ft bgs)	Analytical Results													
				MOISTURE CONTENT (a) (%, dry weight)		VOLUMETRIC AIR CONTENT (a) (cm³/cm³)	DENSITY (a)		POROSITY (a), cm³/cm³			TOTAL PORE FLUID SATURATIONS (a) (% Pv)	TOC (b) (PTS Lab)	TOC (c) (Alpha Analytical)			
							BULK (g/cm³)	GRAIN (g/cm³)	TOTAL	AIR FILLED	WATER FILLED						
Building 933																	
933SB103	933SB103[1.5]	6/21/2006	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	933SB103[2]	6/20/2006	2.5	20.4	0.311	0.042	1.53	2.65	0.422	0.110	0.312	73.8	2050	--	--	--	--
Building 937																	
937SB112	937SB112[1.5]	6/21/2006	2	--	--	--	--	--	--	--	--	--	--	--	--	3,710	--
	937SB112[1]	6/21/2006	1.5	11.6	0.176	0.225	1.51	2.77	0.454	0.279	0.176	38.8	1400	--	--	--	--
937SB113	937SB113[1.5]	6/20/2006	2	--	--	--	--	--	--	--	--	--	--	--	--	8,480	--
	937SB113[2]	6/21/2006	2.5	12.6	0.212	0.144	1.68	2.75	0.388	0.176	0.213	54.6	4050	--	--	--	--

Abbreviations:

% Pv - Percent per volume
 <0.50 - Compound not detected at or above indicated laboratory reporting limit
 cm³/cm³ - cubic centimeter per cubic centimeter
 EPA - Environmental Protection Agency
 ft bgs - Feet below ground surface
 g/cm³ - grams per cubic centimeter
 g/g - grams per gram
 mg/kg - Milligrams per kilogram
 TOC - Total Organic Carbon

Notes:

- (a) Moisture, Volumetric Air Content, Density, Porosity, and Total Pore Fluid Saturations analyzed by method API RP40.
 (b) Total Organic Carbon analyzed by Walkley-Black method.
 (c) Total Organic Carbon analyzed by EPA method 7090.

Attachment 3

Conceptual Design Plan for Building 933

FINISH SCHEDULE																		
ROOM #	ROOM NAME	FLOOR		BASE		WAINSCOT	WALLS								CEILING		NOTES	ROOM #
GROUND FLOOR		M	F	M	F		NORTH		EAST		SOUTH		WEST		M	F		
101	RECEPTION / LOBBY	CO	EP	CO	EP	-	CO	F	GYP	PT	STO	F	STO	F	TS	FF	-	101
102	OFFICE	CO	EP	CO	EP	-	GYP	PT	GYP	PT	GYP	PT	GYP	PT	ACT	FF	-	102
103	MEN'S LOCKER ROOM	CO	EP	CO	EP	CT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	MD	AST	-	103
104	WOMEN'S LOCKER ROOM	CO	EP	CO	EP	CT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	MD	AST	-	104
105	SHOWERS	CO	EP	CO	EP	CT/GB*	CT	FF	CT	FF	CT	FF	CT	FF	GYP	PT	-	105
106	POOL DECK	STC	SLR	-	-	-	CO	F	CO	F	CO	F	CO	F	CO	F	CONDITION VARIES-SEE INT. ELEVS	106
107	UNISEX RESTROOM	CO	EP	CO	EP	CT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	MD	AST	-	107
108.1	POOL EQUIPMENT ROOM	CO	SLR	-	-	-	CMU	FF	CMU	FF	CMU	FF	CMU	FF	MD	AST	-	108
108.2	CHEMICAL STORAGE	CO	SLR	-	-	-	CMU	FF	CMU	FF	CMU	FF	CMU	FF	MD	AST	-	108
109	STAFF BREAK ROOM	CO	EP	CO	EP	-	GYP	PT	GYP	PT	CO	F	GYP	PT	MD	AST	-	109
110	STAFF SHOWERS	CO	EP	CO	EP	CT	CT	FF	CT	FF	CT	FF	CT	FF	MD	AST	-	110
111	STAFF CHANGING AREA	CO	EP	CO	EP	-	GYP	PT	GYP	PT	CO	F	GYP	PT	MD	AST	-	111
112	HALLWAY	CO	EP	CO	EP	-	CO	F	GYP	PT	GYP	PT	GYP	PT	GYP	PT	-	112
113	STORAGE	CO	SLR	RR	FF	-	CMU	FF	CMU	FF	CO	FF	CMU	FF	MD	PT	-	113
114	STORAGE	CO	SLR	RR	FF	-	CMU	FF	CMU	FF	CO	FF	CMU	FF	MD	PT	-	114
115	UTILITY	CO	SLR	RR	FF	-	CMU	FF	CMU	FF	CO	FF	CMU	FF	MD	PT	-	115
116	STAIR #1	CO	SLR	-	-	-	CMU	FF	CMU	FF	CO	FF	CMU	FF	MD	PT	-	116
117	STORAGE	CO	SLR	RR	FF	-	CMU	FF	CMU	FF	CO	FF	CMU	FF	MD	PT	-	117
201	MECHANICAL MEZZANINE	CO	SLR	-	-	-	EXISTING	-	EXISTING	-	EXISTING	-	GYP	PT	EXISTING	-	-	201
202	MECHANICAL MEZZANINE	CO	SLR	-	-	-	GYP	PT	GYP	PT	EXISTING	-	EXISTING	-	EXISTING	-	-	202

FINISH SCHEDULE
LEGEND

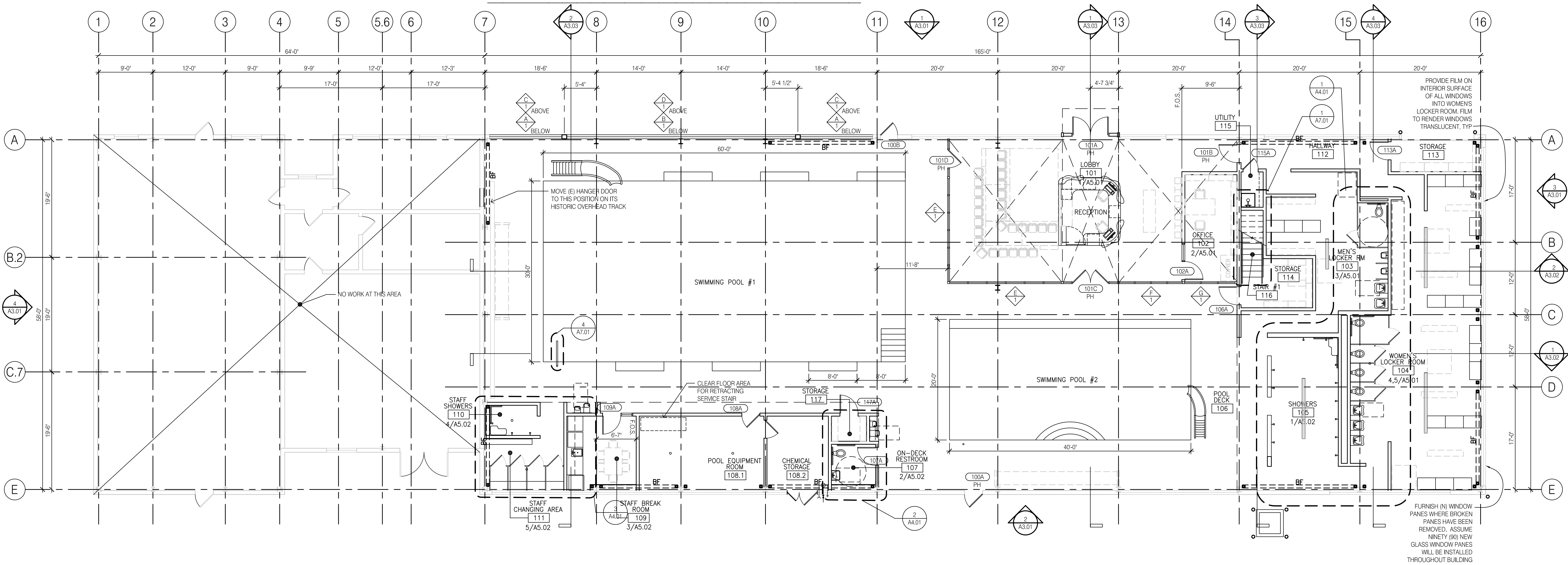
ACT	ACOUSTICAL CEILING TILE
AST	ACOUSTICAL SPRAY TREATMENT
CO	EXPOSED CONCRETE
CT	CERAMIC TILE
CMU	CONCRETE MASONRY UNIT
EP	EPOXY
F	FINISH
FF	FACTORY FINISH
GB	GLASS BLOCK
GYP	GYPSON BOARD
M	MATERIAL
MD	METAL DECK
PT	PAINT
RR	RESILIENT RUBBER BASE
SLR	SEALER
STC	STAMPED CONCRETE
STO	ALUMINUM STOREFRONT
TS	TENSILE FABRIC

*GLASS BLOCK WHERE INDICATED ON DRAWINGS.

FLOOR PLAN NOTES

GENERAL
THESE NOTES ARE INTENDED TO DESCRIBE THE GENERAL EXTENT OF DEMOLITION, IN CONSTRUCTION, COORDINATION W/ (E) CONDITIONS & TO HIGHLIGHT SPECIFIC SITUATIONS. THIS DESCRIPTION DOES NOT CONSTITUTE A FULL SUMMARY OF THE WORK REQUIRED FOR THIS PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE TO BECOME FULLY FAMILIAR W/ (E) CONDITIONS & TO INCLUDE IN THE CONTRACT ADDITIONAL WORK AS REQUIRED TO COMPLETE THE SCOPE OF THE PROJECT.

- SPECIFIC NOTES
- FOR INTERIOR WALL/PARTITION FRAMING DETAILS, SEE SHEET A5.01
 - FOR BACKING/BLOCKING OF WALL HUNG ITEMS, SEE SHEET A6.01
 - INTERIOR STUD WALL DIMENSIONS ARE SHOWN FROM FACE OF STUDS U.O.N.
 - EXTERIOR STUD WALL DIMENSIONS ARE SHOWN FROM FACE OF CONCRETE BELOW U.O.N.
 - FOR TYPICAL DOOR SCHEDULE, LEGEND, SIGNAGE AND DOOR NOTES SEE SHT. A8.01
 - FOR TYPICAL CASEWORK DETAILS & INSTALLATION SEE SHT. A6.01



1 FIRST FLOOR PLAN
1/8"=1'-0"

Revisions

LA PETITE BALEEN INC.
swim schools • half moon bay • san bruno

PRESIDIO BUILDING 933
SAN FRANCISCO, CA 94108

STANTON ARCHITECTURE

555 DE HARO, SUITE 300
SAN FRANCISCO, CALIFORNIA
94107-2251

FLOOR PLAN &
FINISH SCHEDULE

Date: 06.05.06

Scale:

Job #: 2602

Drawn By: KT/RH

Sketch:

A2.01

\\STANTON\Projects\2602_Presidio\Drawings\A2.01_1st Floor Plan.dwg, 11/15/2005, 10:02am, kstanton